

**MILWAUKIE CITY COUNCIL
WORK SESSION
OCTOBER 2, 2000**

The session came to order at 5:30 p.m. in the Milwaukie City Hall Council Chambers.

City Council present: Mayor Tomei and Councilors Lancaster, Marshall, and Newman.

City staff present: City Manager Pro Tem Swanson, Assistant City Managers Bennett and Richards; and Planning Director Rouyer.

BOARD AND COMMISSION INTERVIEWS.

The City Council interviewed the following applicants for board and commission vacancies: Kathy Buss, Arlene Miller, Lamar Buckelew, and Teresa Bresaw.

METRO FUNCTIONAL PLAN COMPLIANCE MATTERS

Rouyer identified two remaining policy issues relating to Titles 1 and 6 and asked for Council direction on how to proceed.

Title 6 relates to connectivity standards for maximum cul-de-sac and street block lengths. Staff is proposing text changes to the subdivision ordinance to comply with the Functional Plan. **Rouyer** provided a map indicating 5 parcels that could be affected. One of those parcels is the McFarland property.

Councilor Lancaster addressed concerns about doing what was right for the community and not simply complying with Metro's guidelines. He questioned what would happen if Milwaukie asked for exceptions or did not comply.

Rouyer discussed compliance and suggested further questions be addressed to Metro staff. The ultimate goal is to meet regionwide connectivity needs. If the City Council does not feel it is appropriate to apply these standards, it should so indicate to staff.

Councilor Newman asked what might happen to Milwaukie's relationship with Metro.

Rouyer briefly outlined the exception process through the Metro Policy Advisory Committee (MPAC) and Council. Metro distributes transportation funds.

Swanson agreed there was a possibility of transportation funding issues but suggested investigating the exceptions policy.

Metro Council Presiding Office David Bragdon and Metro staff Andy Cotugno and Brenda Bernards arrived.

Swanson summarized the Council's questions: briefly discuss the rationale for the proposed standards, outline the possible impact of not acting, and describe the exception procedure.

Councilor Lancaster said the Council recognizes the need for standardized guidelines but wants to do what is best for the community. If Council finds the standards do not really fit Milwaukie, what can be done?

Cotugno replied the main concern is traffic and lack of connectivity. The optimum number of streets per mile in an urban area is between 8 and 16 depending on local circumstances. Developed communities like Milwaukie have more natural and built barriers which may prohibit an extensive network. He discussed maximum cul-de-sac lengths and street spacing. He outlined the exception process which goes through the Metro Policy Advisory Committee (MPAC) and then on to the Metro Council.

Mayor Tomei has heard people speak in favor of longer block lengths to reduce impervious surfaces.

Cotugno responded skinny streets can effectively reduce the impervious surface while handling stormwater. Long cul-de-sacs and large lots do not offer desirable pedestrian advantages.

Rouyer reviewed Title 1 and its requirement that cities amend their Comprehensive Plans to provide boundaries and policies for "corridors" consistent with the 2040 Growth Concept Map. Hwy. 224, McLoughlin Boulevard, 17th Street, Johnson Creek Boulevard, and Linwood Avenue are currently under consideration. The goal of Title 1 is to reduce reliance on cars and encourage other modes of travel including transit, walking, and cycling.

Councilor Lancaster asked if the primary purpose was to promote transit.

Cotugno replied the intent is to connect with Tri-Met services and in the long-term identify where to locate transit services.

Mayor Tomei asked why King Road and Harrison Street were not listed.

Cotugno responded King Road was identified as a "main street" and Harrison Street goes through the Town Center.

Rouyer added, if a policy were adopted, the City could ask developers to add transit amenities.

Mayor Tomei noted 22nd Avenue and River Road were not listed.

Cotugno said he would check but suspected these were not included because of the residential nature.

Mayor Tomei supported Title 1 amendments. Councilor Lancaster made a good point about fitting the design to the community. Cotugno explained Title 6 to her satisfaction.

Councilor Marshall had no problems with Title 1 or the maximum cul-de-sac length. He did not agree with the maximum street length because he felt it was a tool to increase density. He wished to preserve Milwaukie's large lot characteristics.

Bernards said this standard would only apply to new street systems, not existing development.

Councilor Marshall suggested allowing staff to ask for an exception on this issue.

Councilor Lancaster agreed there should be consistency with the existing neighborhood characteristics.

Councilor Marshall added each Milwaukie neighborhood has significant large lot areas. He was also concerned about "chopping up" future annexation areas.

Councilor Newman understood maximum street lengths would apply only to those areas Rouyer identified on the City map and would apply only if the applicant wanted to build a new street.

Councilor Marshall was concerned about two or three large lots combined for development.

Rouyer said the subdivision ordinance applies to creation of four lots or more.

Swanson summarized Council direction:

1. Proceed with Title 1; and
2. Proceed with cul-de-sac standard while being conscious of emergency vehicle requirements.

The remaining problem is maximum block length. Swanson suggested re-wording the amendment to make it clear the 530 foot standard applies from a date certain onward.

Councilor Newman agreed with the concerns about preserving neighborhood character. He felt it was appropriate to shape new growth by adopting development standards.

Rouyer explained the street length standard would apply only to new development, and, if there are barriers, the standards would not be applied.

Councilor Marshall urged leaving the maximum block length as long as possible. There are areas in the City where combining two lots would result in a one acre parcel.

The group discussed the amount of staff time that would go into applying for an exception.

Bennett suggested amending the code to apply to development over a certain size and amount of acreage while still substantially complying with Title 6.

Councilor Marshall and **Councilor Lancaster** thought this approach might address their concerns. **Councilor Marshall** thought 3 acres would be a good compromise.

Bernards understood the McFarland site would be completely redeveloped and therefore different from development in established residential neighborhoods. She thought 3 acres was reasonable.

Cotugno commented on Title 1 issues. There is limited access to Hwy. 224 and no pedestrian environment. He suggested not adopting Hwy. 224 as a corridor until the South Corridor Study work is complete.

Rouyer explained both Hwy. 224 and McLoughlin Boulevard are recognized as corridors in the current Comprehensive Plan.

Bennett recommended thinking strategically in order to make Hwy. 224 more pedestrian friendly.

Rouyer said Title 3 was moving forward and tentatively scheduled for Council hearing on December 6.

Bernards announced the Metro 2040 Growth Concept Map will be amended to show Milwaukie as a Town Center.

Recruitment Consultant Proposals

Swanson discussed retaining an executive search consultant for city manager position. The City received proposals from 6 well-recognized firms in the western United States. He stressed the importance of feeling comfortable and communicating well with the selected firm and recommended interviewing two or three at the next work session.

The group discussed expenses and the pro's and con's of hiring a local firm.

Mayor Tomei thought a local firm might be preferable, but she was impressed with Bob Murray's resume.

Councilor Marshall agreed and suggested to also interview Gwen Harvey.

Swanson said Harvey is very complete in her work and knows the community. He also suggested considering Bob Murray because of his experience. Oldani has been in business a long time.

Councilor Lancaster said, from his perspective, the firm selected did not have to be local, but he felt it was important to have experience in Northwest placements. He had some questions about Oldani's billing methods.

Swanson suggested focusing on the best fit for the City Council and negotiating a contract to the City's best advantage.

When asked her opinion, **Richards** said both Harvey and Murray have good reputations.

Councilor Marshall said this City Council felt it was time for a change, so this is the Council's "baby."

Richards agreed Council is the hiring authority with perspectives from others.

The group agreed to interview Waldron and Company, Executive Search in the Public Sector (Gwen Harvey), and Bob Murray and Associates at the October 16, 2000, work session.

FLAGLOT ISSUES

Councilor Marshall formally requested information on what impact eliminating flaglots and adding "granny flats" to the subdivision ordinance would have on Metro's density goals. He wanted to know if statistically it could be shown adding accessory dwelling units compensate for eliminating flaglots.

Bennett said the code already includes accessory dwelling units. Property owners will let Council know if development options become too limited. She suggested taking on this project in the spring when the planning department is fully staffed and trained.

Councilor Newman commented accessory dwelling units are normally rented.

The group discussed working with the standard lot frontage. **Rouyer** felt Milwaukie's flaglot standards could be tightened to include frontage standards.

Councilor Marshall said, if property owners put together some acreage, he would support a new street.

BALLOT MEASURE 3-6 FACT SHEET

Swanson suggested the City prepare a ballot measure fact sheet, and the City Council concurred.

COMPLETE COMMUNITIES

Mayor Tomei and Councilor Newman agreed to attend the Community Congress on October 28.

ADJOURN

The work session ended at 8:00 p.m.

Pat DuVal, Recorder